MHC STAFF REPORT SUMMARY: 09/08/21

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an application for a certificate of approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

120821.2   USE

120821.21   The Chapel Lounge
                        1921 1st Ave, 3rd Floor, Butterworth Building
                        Juan-Rene Morales, Business Owner
                        Olivia Vermaak, Applicant

                        Proposal for retroactive approval of bar, nightclub, and restaurant business operated by Chapelsea LLC owned by Juan-Rene Morales (100%).

                        Relevant Background:
                        • Currently operating without MHC Use or Design approval
                        • Zone 3, street level, all used permitted
                        • Previous use: vacant
                        • Proposed use: food (e), other (c)
                        • Space is 2398 square feet.
                        • Ownership structure: Chapelsea LLC owned by Juan-Rene Morales (100%).
                        • Owner financial affiliations: None
                        • Owner operator: Juan-Rene Morales to be onsite for day to day operations
                        • Business hours: Wednesday – Sunday: 8 pm – 2 am

                        Exhibits:
                        • Site plan
                        • LLC documentation
                        • Sample information of goods and services provided (forthcoming)

Relevant Guidelines
1.6 Landlord Responsibilities and Obligations – business has been leased and operating without
        Commission review or approval.
2.1 General Principles for Use in the Market – no immediate conflicts cited
2.4 Market Zones – no immediate conflicts cited
2.6 Styles and Methods of Business Operations
                2.6.9   Noise as Part of Normal Business – potential for generating noise beyond the levels
                        described in this section
                2.6.10 Size Limits – exceeds size limits cited in this section. The space is uniquely located
                        and may potentially be deemed and exception to size limits as allowable under this
                        guideline.

2.7 New Uses and Businesses

      2.7.1 (a) Permitted Uses – impacts on surrounding properties and tenants may be considered, even if the proposed Use is permitted under Market zones guidelines (2.4)